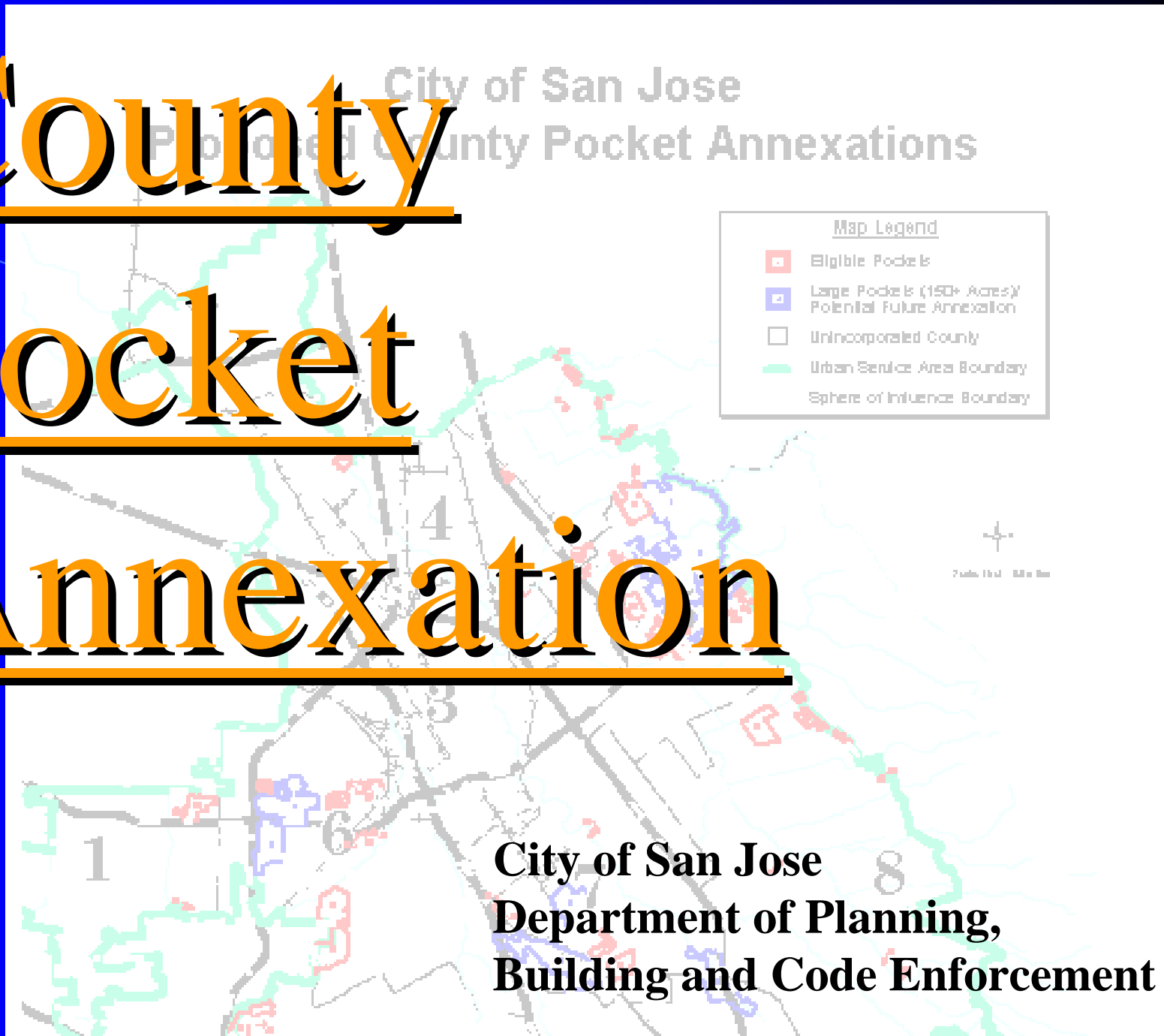


County

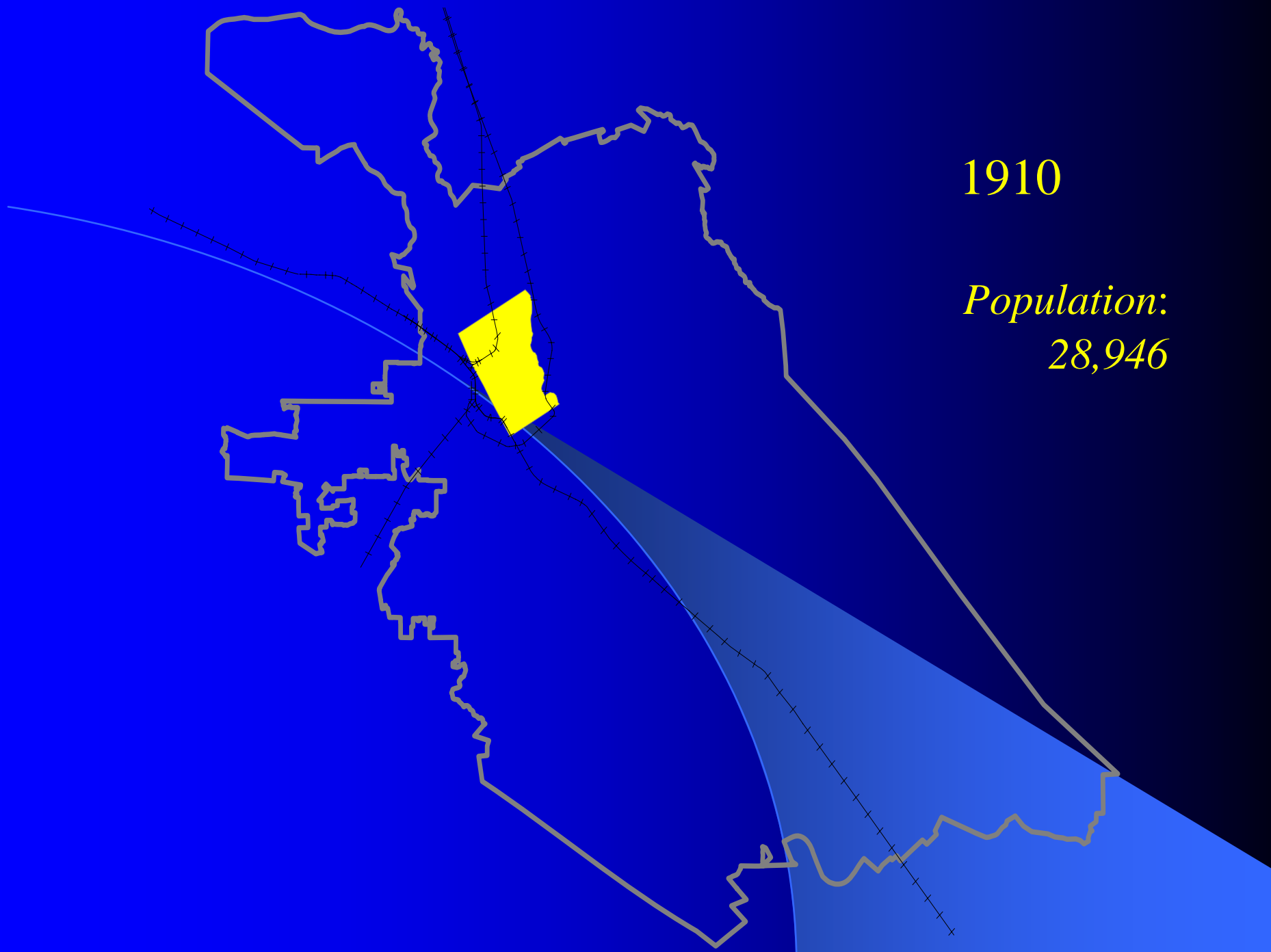
Pocket

Annexation



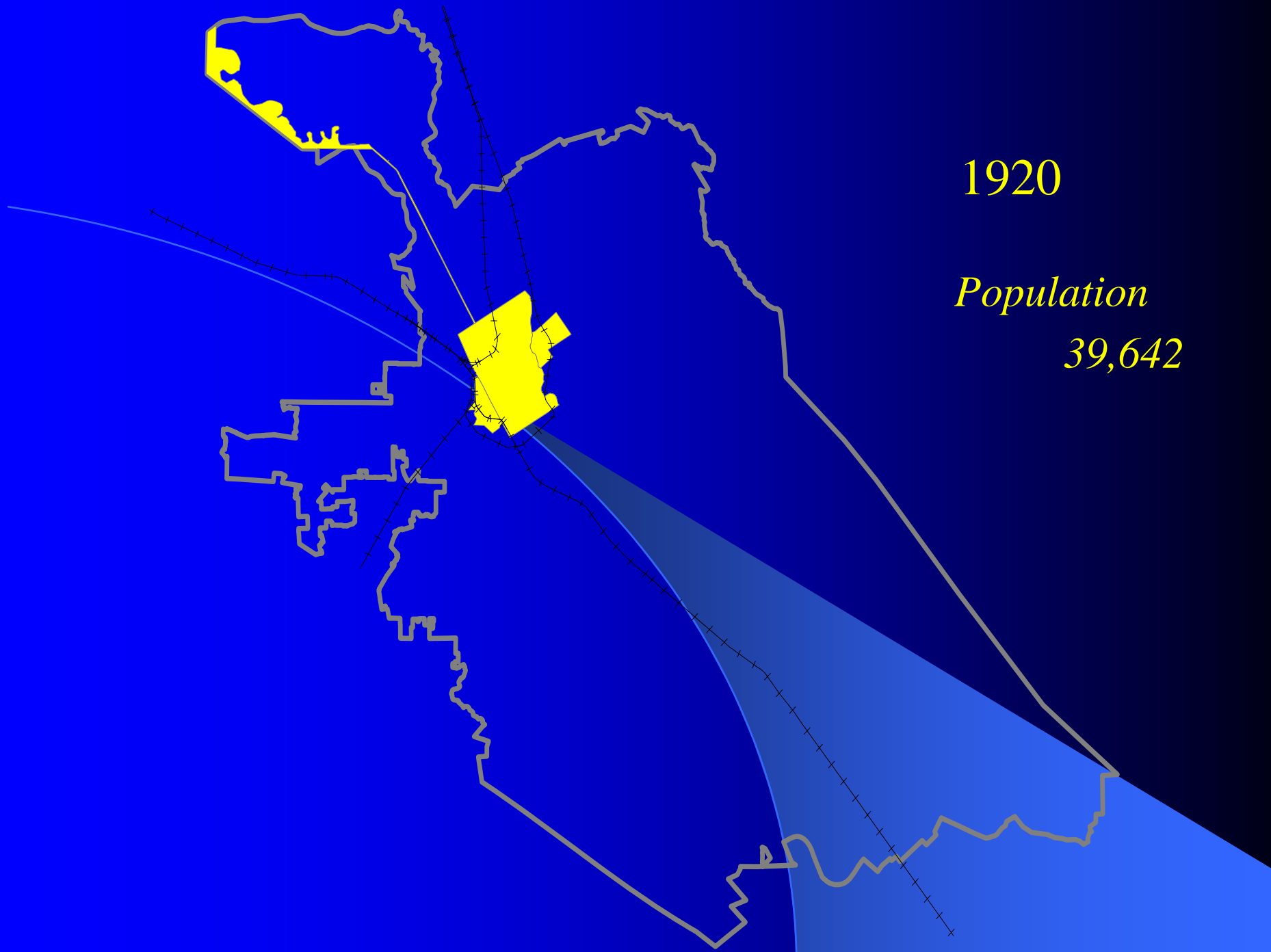
County Pocket/Island

Lands within the City of San Jose Urban Service Areas (USA) that remain under the County's land use and general government authority although they are completely or substantially surrounded by lands annexed to cities.



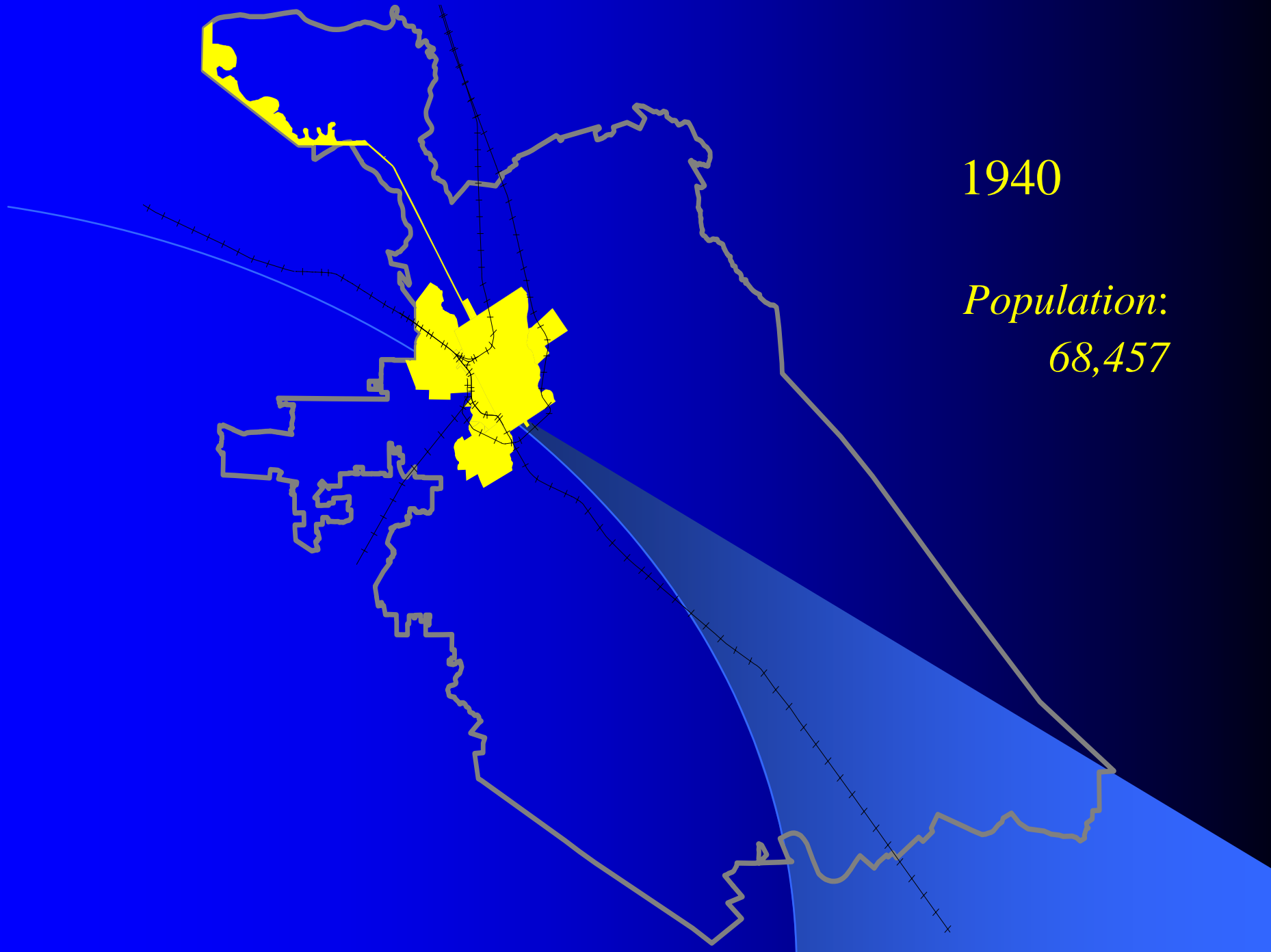
1910

Population:
28,946



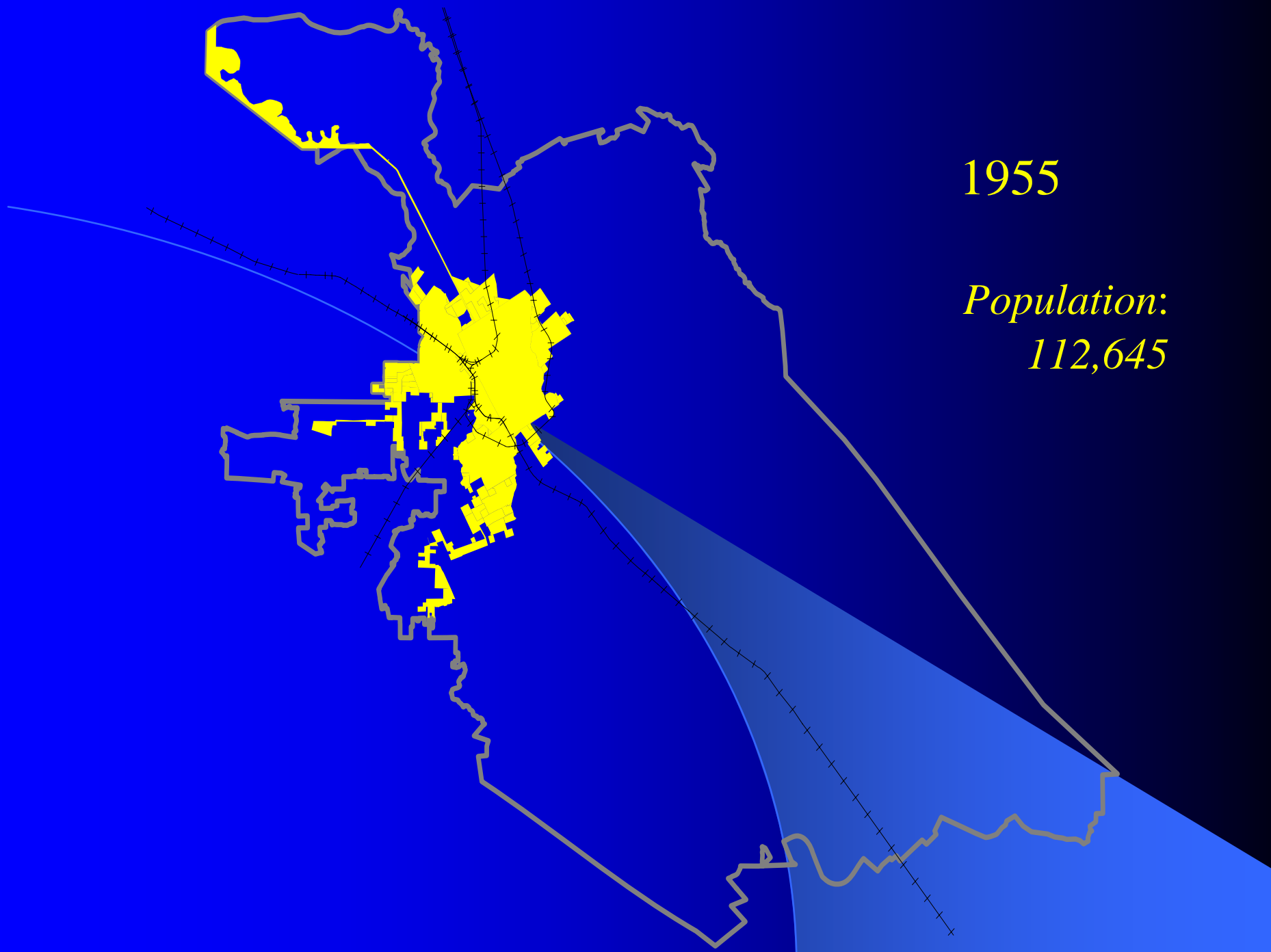
1920

Population
39,642



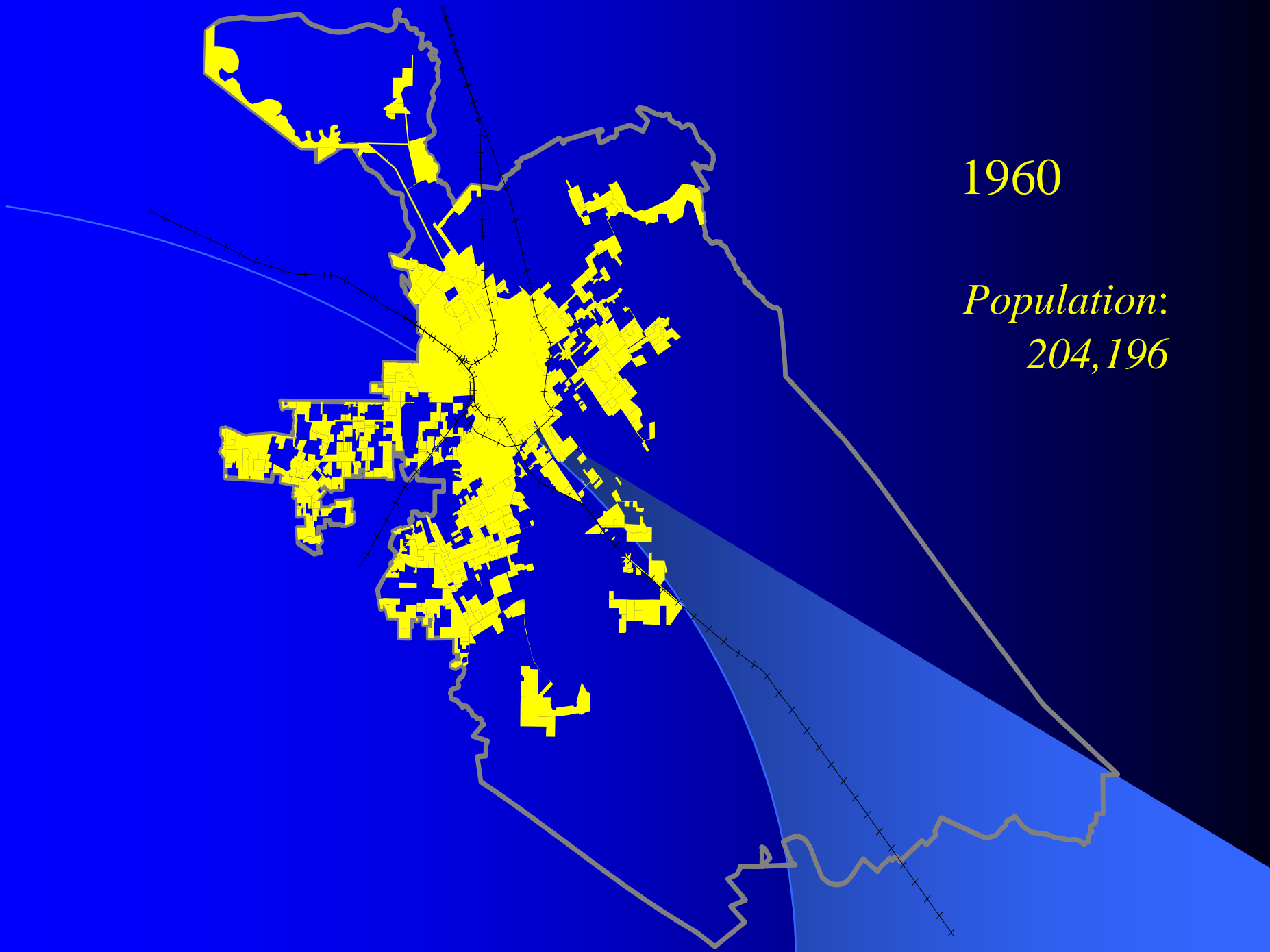
1940

Population:
68,457



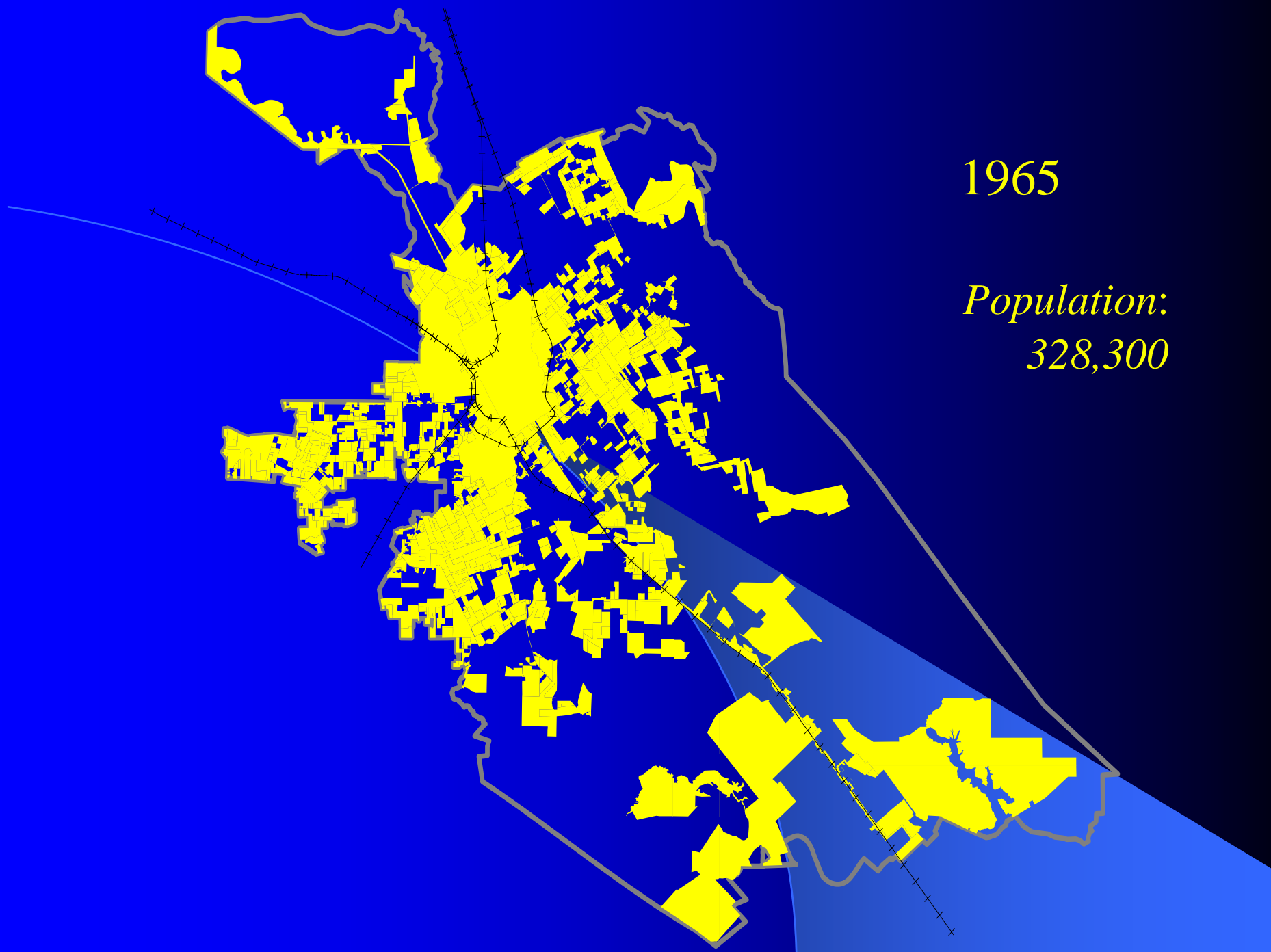
1955

Population:
112,645



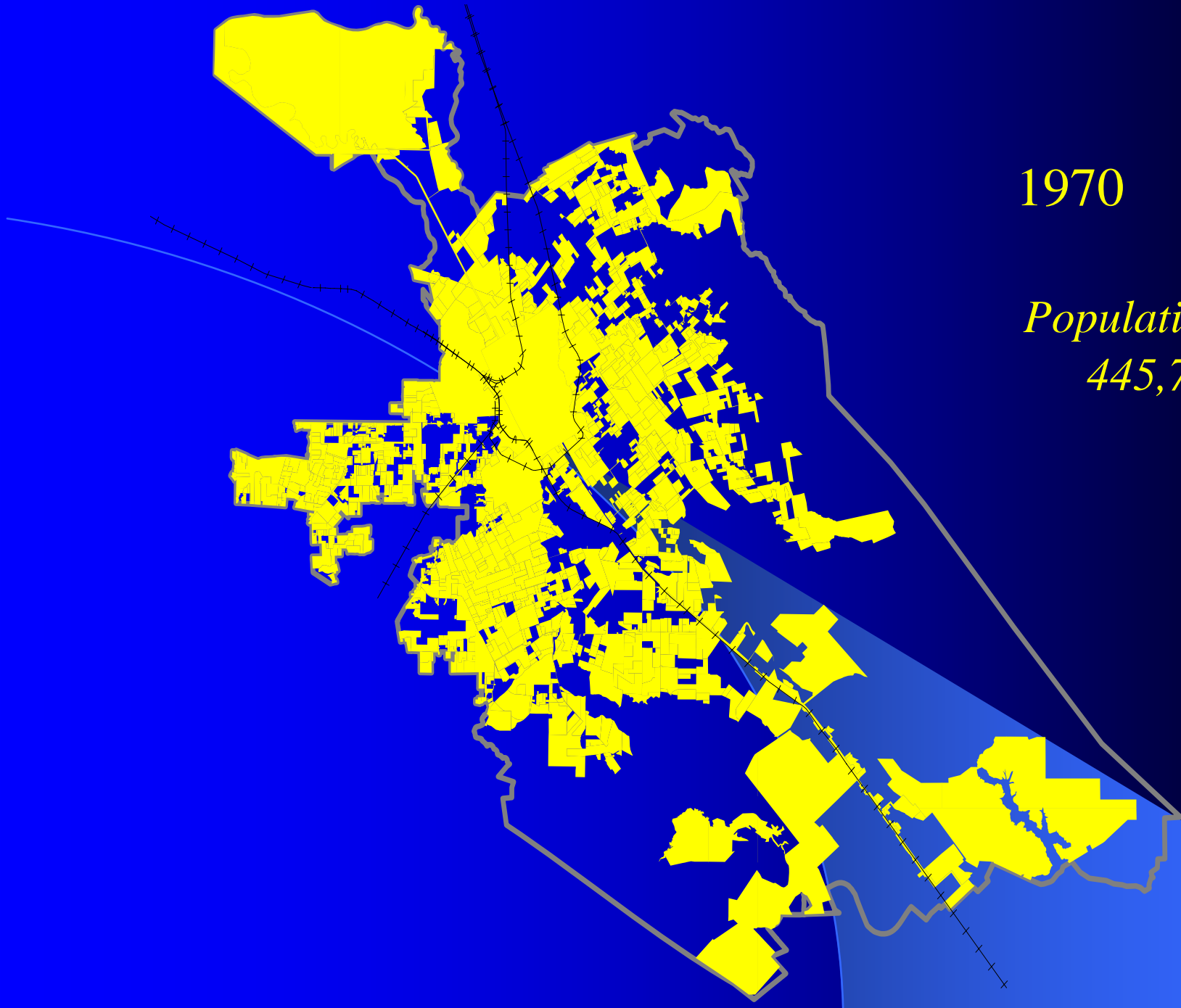
1960

Population:
204,196



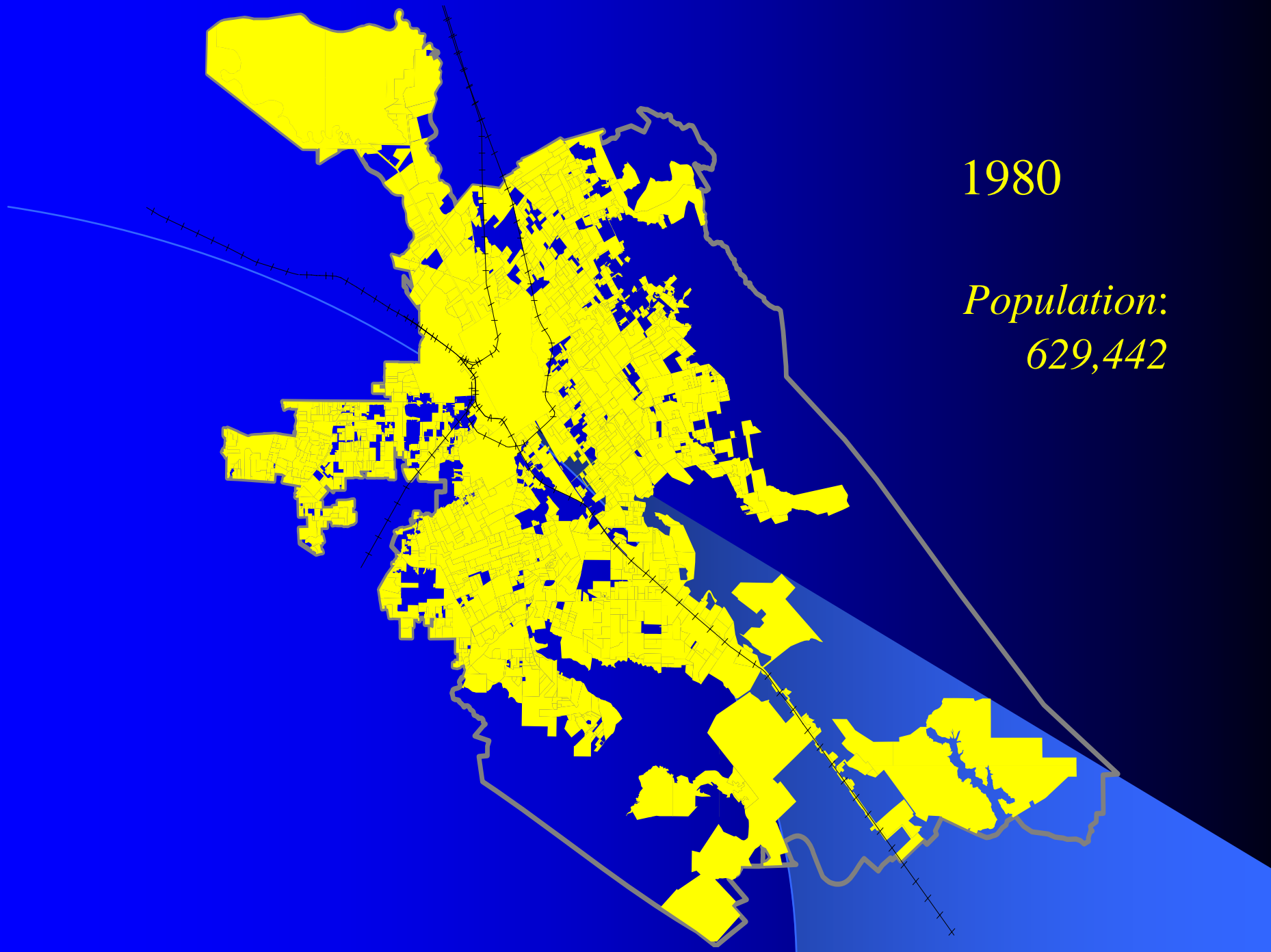
1965

Population:
328,300



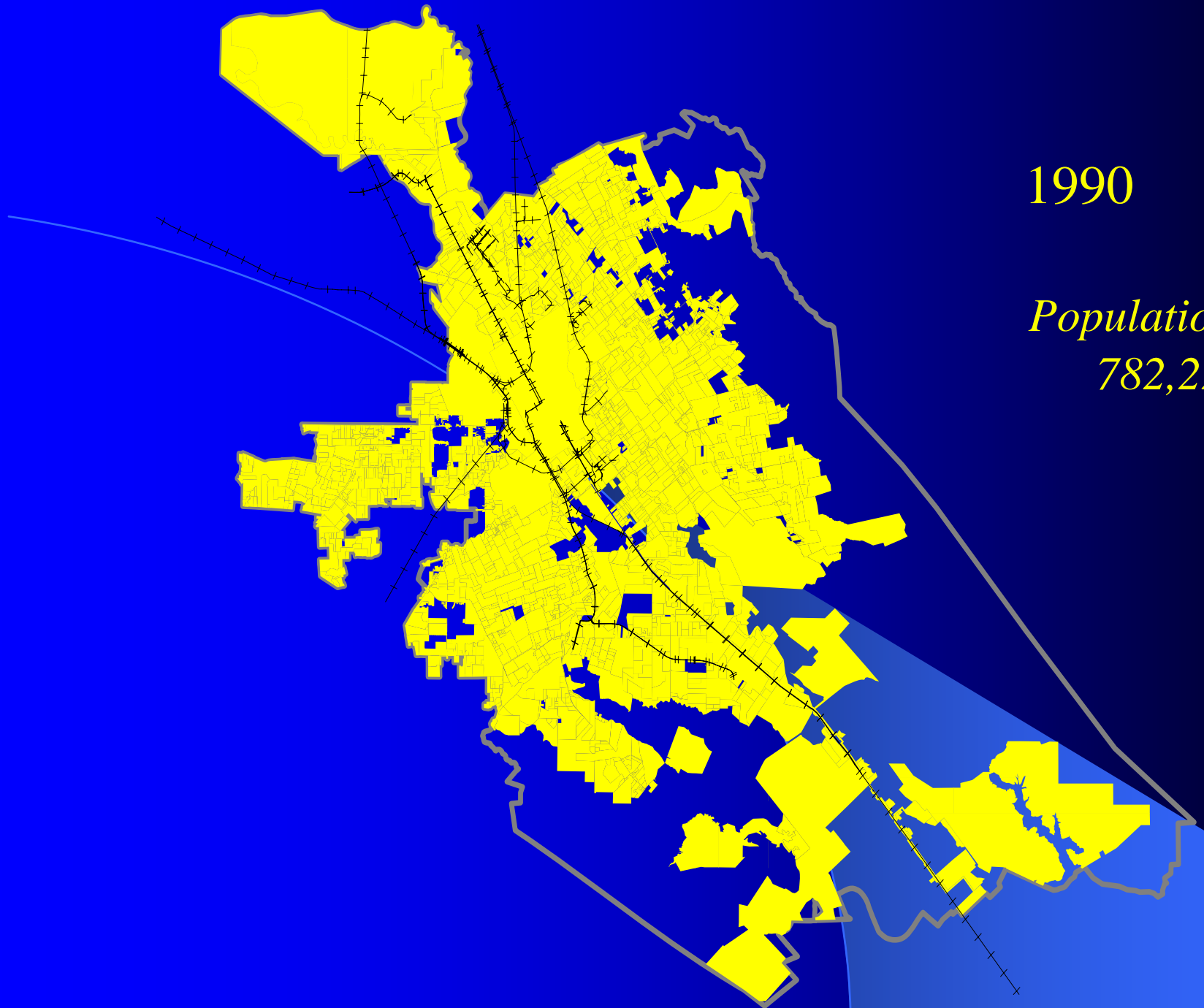
1970

Population:
445,779



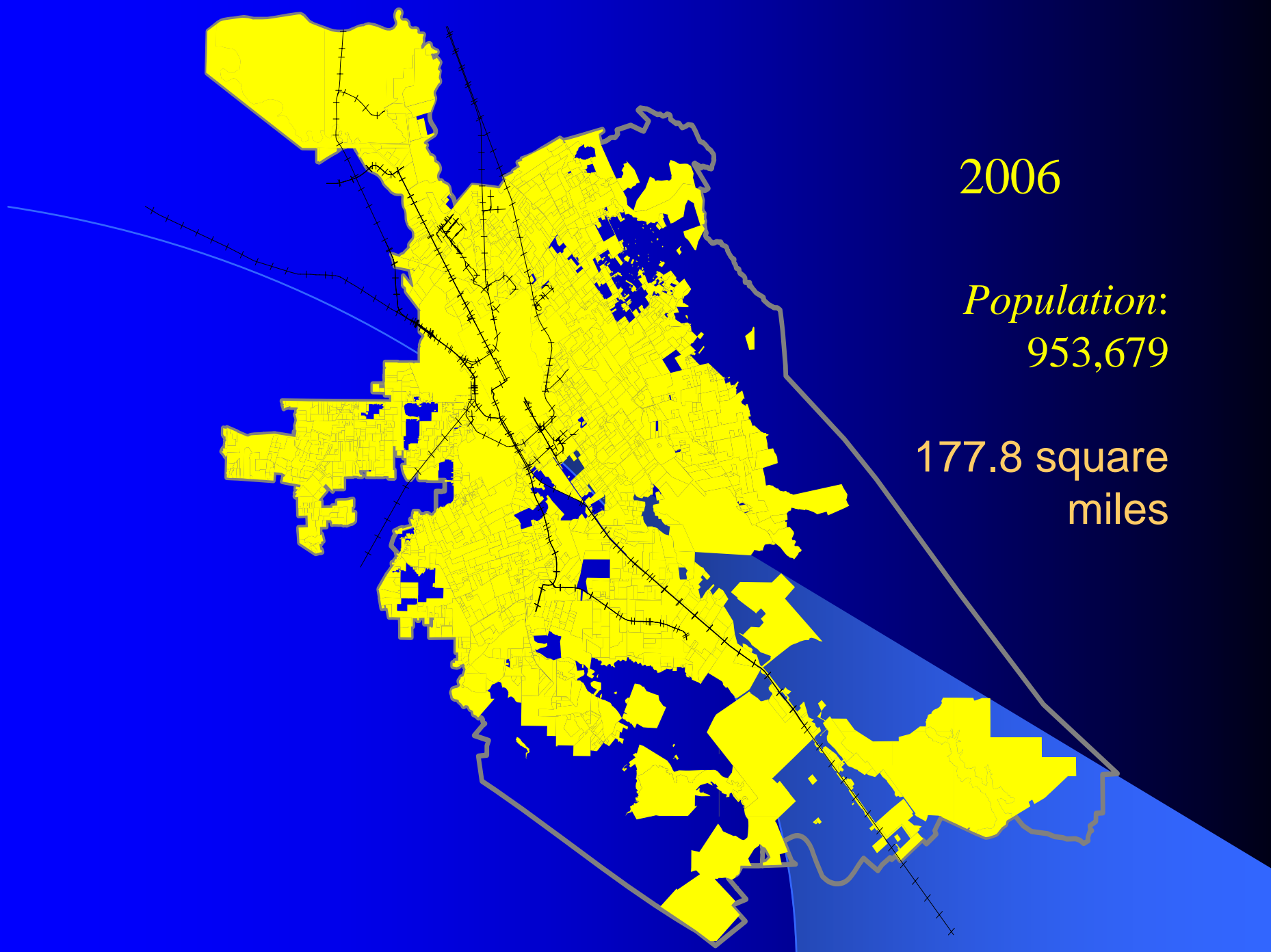
1980

Population:
629,442



1990

Population:
782,225



2006

Population:
953,679

177.8 square
miles

County Pockets

Citywide

60 Pockets < 150 acres

Total Acres: 2200

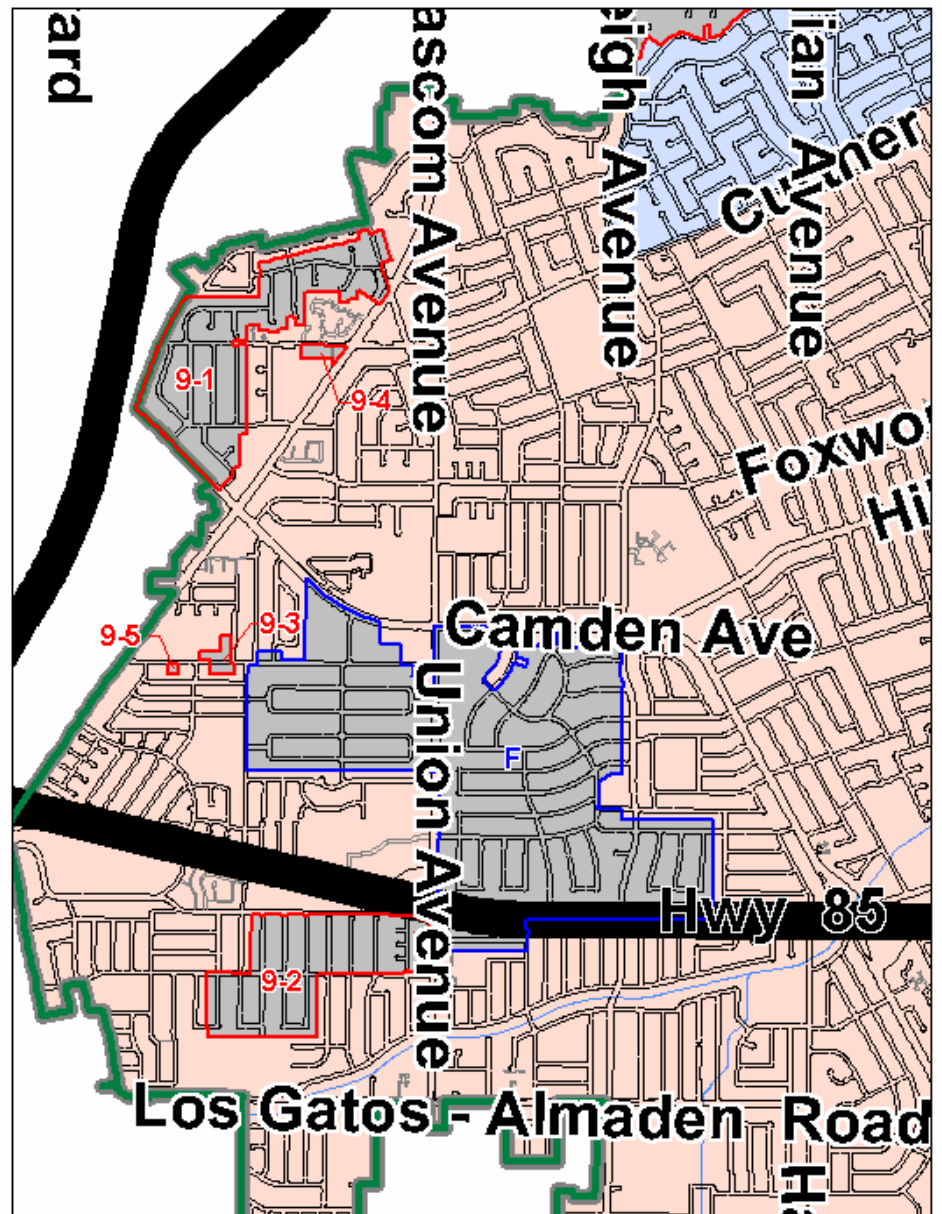
Population: 18,000

District 9 Pockets

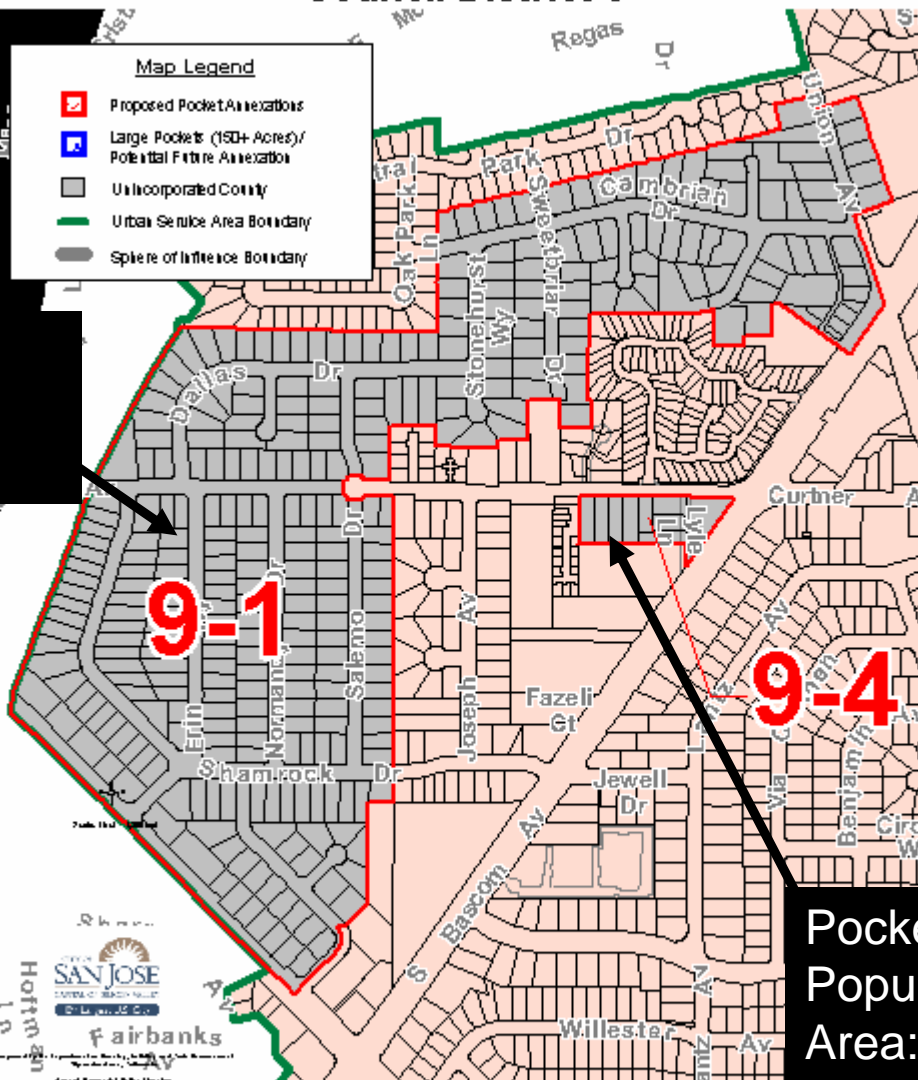
5 Pockets < 150 Acres

Total Acres: 187

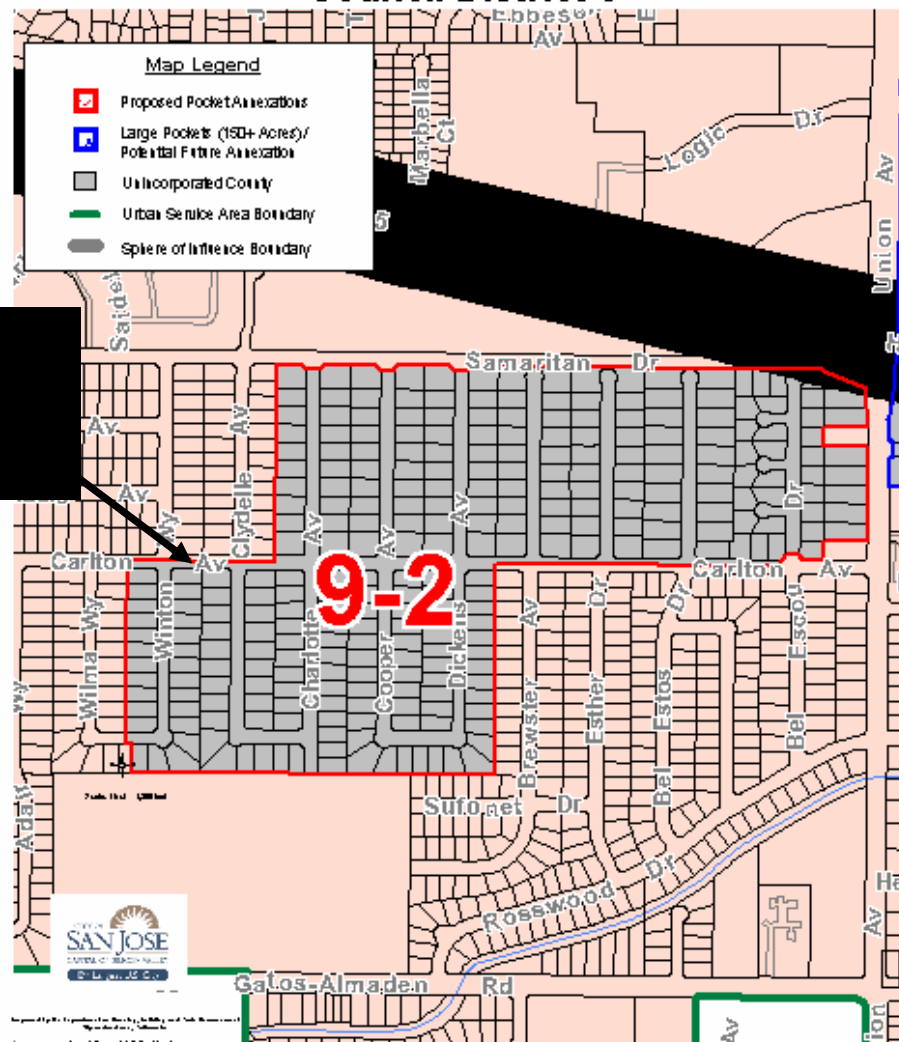
Population: 1659



Proposed County Pocket Annexations Council District 9

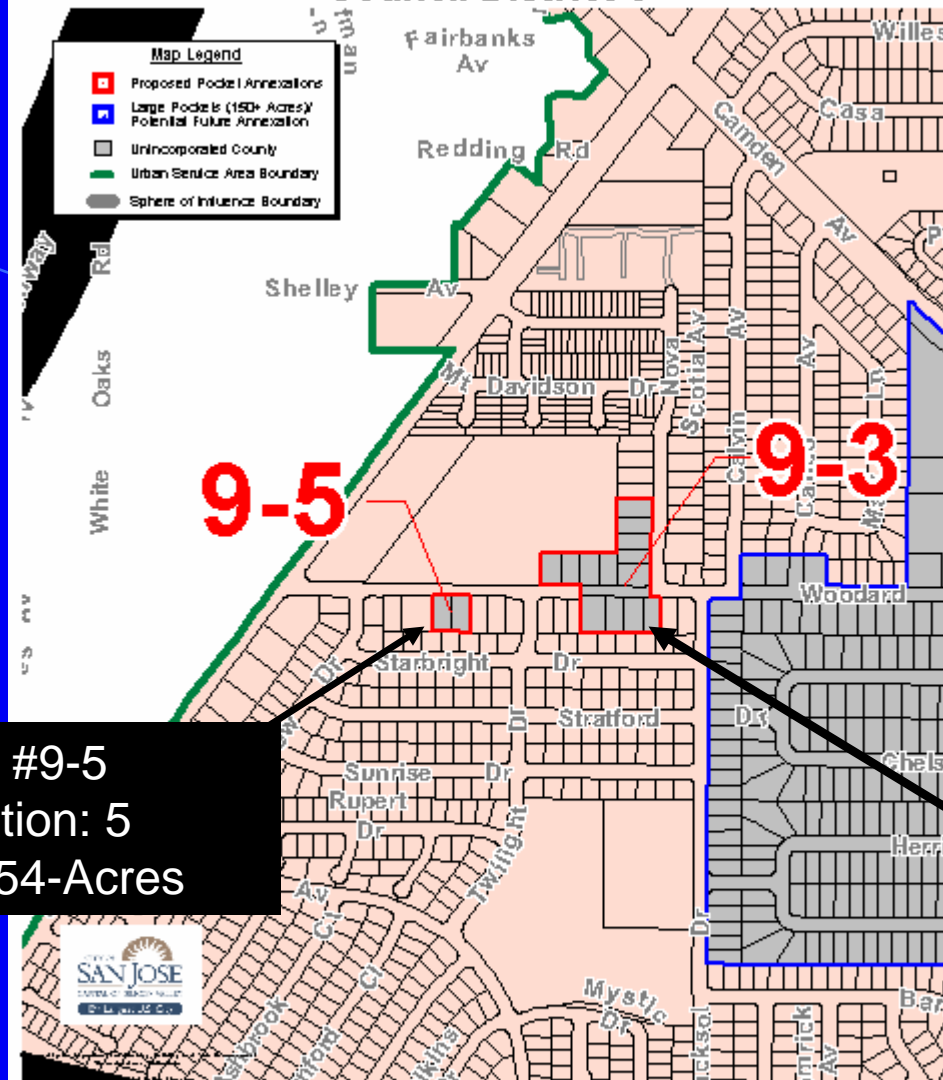


Proposed County Pocket Annexations Council District 9



Pocket #9-2
Population: 757
Area: 78-Acres

Proposed County Pocket Annexations Council District 9



Pocket #9-5
Population: 5
Area: .54-Acres

Pocket #9-3
Population: 21
Area: 3.5-Acres

Annexation: The process of adding land
(incorporating) into a city.

City Services:

Police

Fire

Sewer

Planning

Building

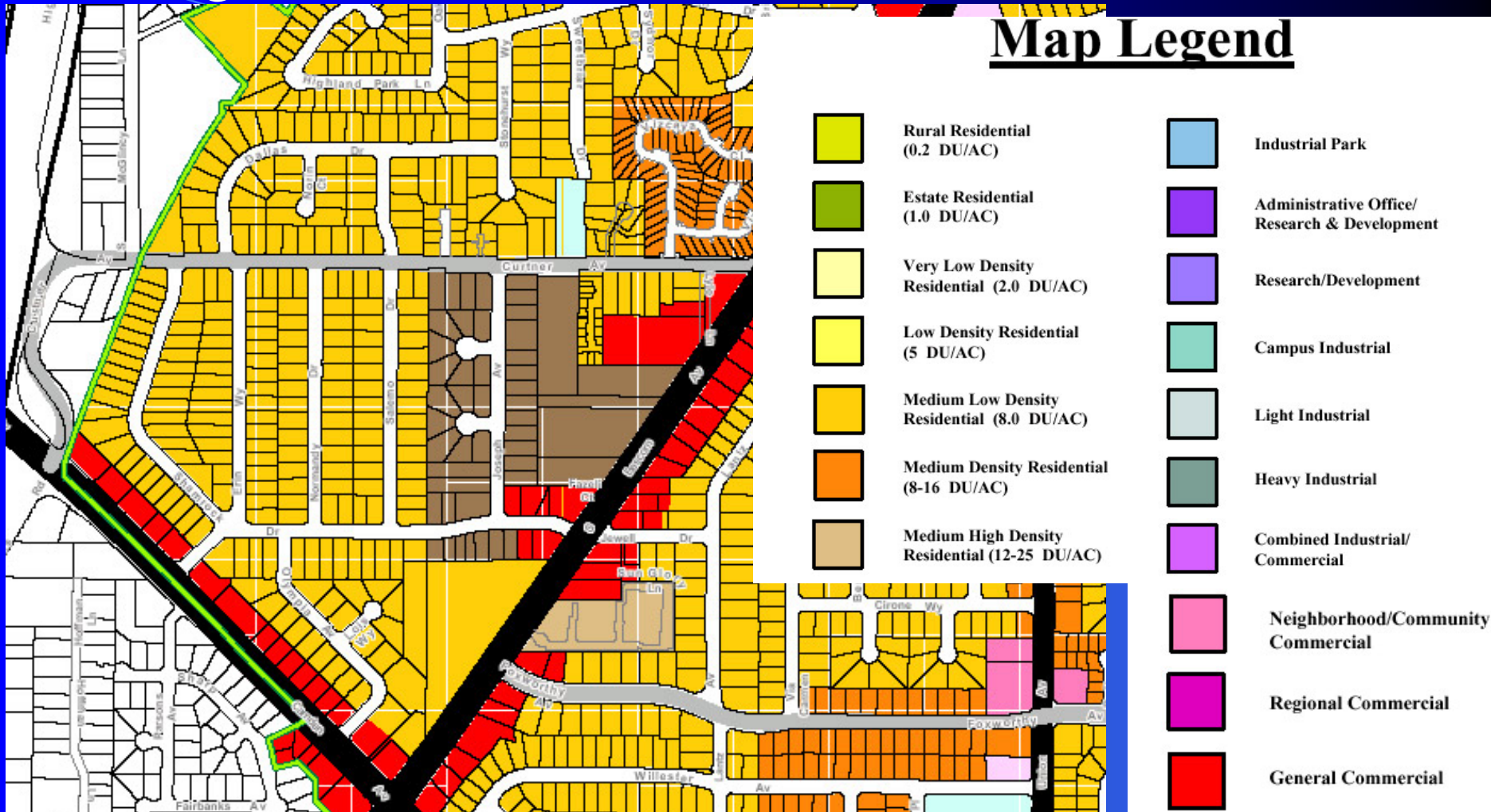
Code Enforcement

Library

Vote in City Elections

Zoning

Areas to be zoned in accordance with their current designation in the San Jose 2020 General Plan.



Zoning

- Allowed Uses
- Conditional Uses
- Setbacks
- Minimum Lot Size
- Height Restrictions

R-1-8 Zoning

Allowed Uses: One-Family Dwelling

Conditional Uses: Churches/Religious Assembly

Setbacks: 25-foot Front, 5-foot Side, 20-foot rear

Minimum Lot Size: 5445

Height Restrictions: 35-feet

Zoning Issues

Legal Non-Conforming – A use that was legally established in the County will be legal in the City in spite of not conforming with City zoning regulations. There are special requirements to modify or expand a legal non-conforming use.

Second Units

A limited pilot program for second units, for up to 100 permits for new units, and running from January 2, 2006 until December 31, 2006.

Summary of Second Unit permit requirements
12/6/05

Criteria	Second Unit Requirement
Applicable Districts	All R-1 Districts and Planned Development districts using R-1 standards
Minimum lot size	<i>Attached units</i> 6,000 square feet <i>Detached units</i> 8,000 square feet
Maximum unit size	600 square feet
Maximum square footage devoted to bedrooms	400 square feet
Maximum number of bedrooms	One
Maximum storage space	60 square feet
Required parking	One open parking space, outside of front and side setbacks

Second Units

Siting criteria	<i>Attached units</i> Within existing buildable envelope <i>Detached Units</i> <ul style="list-style-type: none">-Within existing buildable envelope-Behind primary dwelling unit-Minimum six feet from existing structures-Maximum height = 16'-Average height = 12'
Design criteria	<ul style="list-style-type: none">-Exterior materials to match existing house-Roof pitch and form to match existing house-Front door of second unit not on same building elevation as the main house's front door-Second unit's windows shall not have views into adjacent properties
Ownership	Property owner must certify that they occupy existing house at time of application

Community Preservation Ordinance

Blight – No person shall maintain a blighted property or cause or permit property to be maintained as a blighted property.

Landscaping - a single family dwelling shall have landscaping installed in the nonpaved portions of the front and side yards that are visible from any street.

Vehicles – Inoperable vehicles are not allowed on the street or private property for more than 72-hours.

Taxes

- Varies by area.
- No Change in Assessed Valuation
- City Utility Tax (5%)

For More Information:

The image is a screenshot of the City of San Jose website. At the top, a banner reads "Welcome to the City of San José, California" with the city's logo on the right. Below the banner is a navigation bar with links: "City Home", "City Services", "About San Jose", "Visitors", "Feedback", and "Search". A date stamp "Monday, June 12, 2006" is visible. The main content area is titled "Department of Planning, Building & Code Enforcement" and includes a "Department Overview" section. A large, 3D orange watermark "sanjoseca.gov" is overlaid across the center. To the right, a sidebar lists "Local Government" links (Mayor, City Council, etc.) and "Media" links (CivicCenter TV, etc.). At the bottom right, a small graphic says "America's Most Livable: San José, CA".

City Home City Services About San Jose Visitors Feedback Search

Monday, June 12, 2006

City of San Jose
CAPITAL OF SILICON VALLEY
10th Largest U.S. City

City Home City Services About San José Visitors Feedback Search

Department of Planning, Building & Code Enforcement

Planning Divisions Home

Department Overview

General Public Information

Hearings and Meetings

Calendar of Events

General Plan

Zoning and Sign Ordinance

Development Review

Historic Preservation

Environmental Review

Strong Neighborhood Initiative

Stormwater Management

Maps/Data

Smart Growth

Coyote Valley Specific Plan

Evergreen East Hills Vision Strategy

Home

Department Overview

The **Plan Implementation Division** manages the processing of land development applications in conformance with the City's long-range planning goals. Planning Implementation is located at 200 East Santa Clara Street. Joseph Horwedel, Deputy Director, manages this division.

The **Building Division** reviews new construction projects within the City to ensure that they meet health and safety requirements specified in the Uniform Building Codes. The Building Division is located at 200 East Santa Clara Street. Dennis Richardson, Deputy Director, manages this division.

Plan Implementation Division

Building Division

Code Enforcement Division

Significant Planning Documents

Local Government

Mayor

City Council

City Clerk

Council & Committee

Agenda

City Manager

Municipal Code

San José Government

Media

CivicCenter TV

Meeting Broadcasts

News Room

News Releases

Publications

Government Resources

FirstGov

Guide to Government

Public Records Requests

mostlivable.org

2004

America's Most Livable:
San José, CA